

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		TUFTS ST, ARLINGTON

OWNERSHIP

Owner 1:	BERENBAUM MARISA JOY	Unit #:	
Owner 2:	CANAS MIGUEL EDUARDO		
Owner 3:			
Street 1:	68 TUFTS ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Own Occ:	Y
		Type:	

PREVIOUS OWNER

Owner 1:	STANFORD JOSEPH MARSH & -
Owner 2:	LEATXE DENISSE -
Street 1:	68 TUFTS STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Aluminum Exterior and 1825 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 08/92,Building Number 1.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1920
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM: 4				BR: 3			Baths: 1		HB 1	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	125 - 7083

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	3	3
Totals			
1	4	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.22534251
Const Adj.:	0.99495000
Adj \$ / SQ:	359.651
Other Features:	76141
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732503
Depreciation:	79110
Depreciated Total:	653393

## COMPARABLE SALES

[illegible]

**MOBILE HOME**      Make:      Model:      Serial #:      Year:      Color:

### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,825	359.650	656,361
Net Sketched Area:		1,825	Total:	656,361
Size Ad	1825	Gross Are	1825	FinArea

### SUB AREA DETAIL

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

